



Department of City Planning

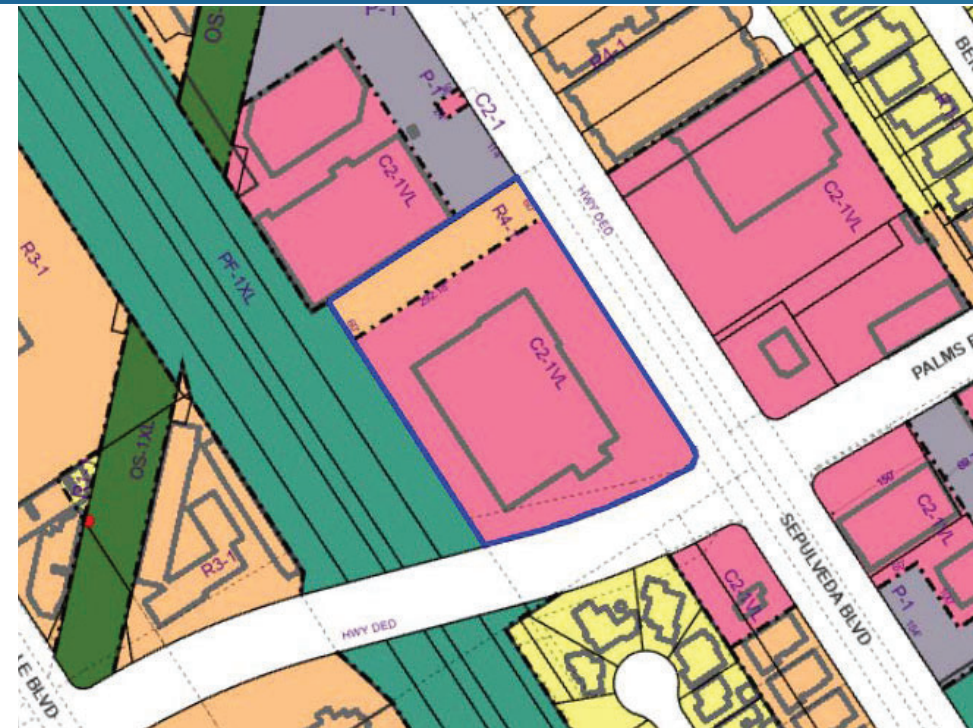
3055 West Valley Boulevard
Alhambra, CA 91803

Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知

Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր

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Tuesday, May 20, 2025

10:00 a.m.

A change of use to a grocery store and the sale of a full line of alcoholic beverages for off-site consumption and ancillary instructional tasting.

Project Located at:

3443 South Sepulveda Boulevard.

Hearing Conducted by:

Associate Zoning Administrator

This public hearing will be conducted entirely virtually and will allow for remote public comment.

Options to Participate:

By phone: (669) 900 - 9128 or (213) 338 - 8477
When prompted, enter the Meeting ID: 848 0934 5546#

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/84809345546>
Enter Meeting ID: 848 0934 5546 and Passcode: 248444

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to “raise your hand” virtually following staff calling the item.

The meeting’s agenda will be provided no later than 72 hours before the meeting at planning4la.org/hearings. Please note that virtual meeting instructions will be provided on the meeting agenda.

Project Address

3443 South Sepulveda Boulevard, 90034

Sitio de Proyecto

프로젝트 주소 • 項目地址

Address ng Proyekto

ծրագրի Հասցե

Proposed Project

Proyecto Propuesto

프로젝트 제안 • 擬議項目

Iminungkahing Proyekto

Առաջարկվող ծրագիր

Project review for a change of use from art studio to a 37,605 square-foot grocery store (Whole Foods Market) with a conditional use permit for the sale of a full line of alcoholic beverages for off-site consumption and ancillary instructional tasting of alcoholic beverages. The proposed grocery store will operate between the hours of 7:00 a.m. to 12:00 a.m., daily.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Associate Zoning Administrator will consider:

- 1. An Exemption from CEQA pursuant to CEQA Guidelines Section 15301 (Class 1), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
- 2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.1 of Chapter 1, a Class 2 Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption and ancillary instructional tasting of alcoholic beverages in conjunction with a grocery store; and
- 3. Pursuant to LAMC Section 12.24 W.7 of Chapter 1, a Class 2 Conditional Use to allow hours of operation from 7:00 a.m. to 12:00 a.m., daily in a Commercial Corner Development; and
- 4. Pursuant to LAMC Section 16.05 of Chapter 1, Project Review for a change of use from art gallery to grocery store which results in a net increase of 3,301 daily trips.

Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s): ZA-2024-5093-CUB-PR Environmental Case Number(s): ENV-2024-5094-CE

Related Case Number(s): Overlay(s): N/A

Zone: C2-1VL, R4-1

Land Use Designation: Neighborhood Commercial Community Plan Area: Palms - Mar Vista - Del Rey

Council District: CD 5 - Katy Young Yaroslavsky Assigned Staff Contact Information:

Applicant: Mrs. Gooch's Natural Food Markets, Inc. Ariel Jones, City Planner ariel.jones@lacity.org (213) 978-1332 200 N. Spring Street. Rm 720, Los Angeles, CA 90012

Representative: Yann Taylor (Field Paoli Architects)

Who's Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知 Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 300 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

Accommodations - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email per.planning@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

